

Land at Lower Berse Farm, Wrexham

Environmental Statement Updates Note

October 2025

The table below summarises the changes made to the Environmental Statement since its submission in July 2024. Substantive changes that affect the factual basis of assessment, such as to plans, policy, survey, analysis and impacts are recorded below. Minor typographical or formatting changes that do not affect the approach to or conclusions of the EIA process are not itemised. Where a chapter or report is not listed then no changes have been made.

ES Chapter	Paragraph / Figure / Table References	Description of Updates
Contents	n/a	- List of Figures - List of Appendices
Chapter 1: Introduction	- Para 1.2.1 - Para 1.4.1 - Para 1.5.1 - Para 1.5.2 - Para 1.6.3	- Submission dates - Planning Policy - Cost of Copies of the ES
Chapter 3: Site Description	- Para 3.5.4 - Para 3.5.21	- Planning Policy - WWTW Capacity and Nutrient Neutrality
Chapter 4: The Proposed Development	- Para 4.2.1 - Figure 4.1 - Table 4.1 - Para 4.1.4 – 4.4.3 - Figure 4.2 - Figure 4.3 - Figure 4.9 - Para 4.4.20 - Figure 4.10 - Paras 4.4.32 – 4.4.37	- Description of the Development - Replacement Parameters Plan, Masterplans, Access and Movement Plan and Green Infrastructure Plan - Updated Plan References - Demolition Method Statement - WWTW and Foul Drainage Strategy Options
Chapter 5: Alternatives	- Paras 5.2.2 – 5.2.5 - Paras 5.3.15 – 5.3.16 - Para 5.4.1 - Paras 5.5.9 – 5.5.10 - Figure 5.6	- Planning Policy - Nutrient Neutrality and WWTW 2025 Design Update
Chapter 6: Planning Policy Context	- Paras 6.3.1 – 6.3.7 - Para 6.4.2	Planning Policy
Chapter 7: Landscape and Visual	- Para 7.1.5 - Paras 7.2.11 – 7.2.23 - Para 7.3.2 - Para 7.4.81 - Para 7.6.48	- Planning Policy - New Technical Guidance Note - Updated Plan References - Inclusion of WWTW - Advanced Planting

ES Chapter	Paragraph / Figure / Table References	Description of Updates
	• Para 7.6.54 • Paras 7.6.61 – 7.6.62 • Para 7.6.67 • Paras 7.6.70 – 7.6.71	
Chapter 8: Ecology	• Paras 8.2.5 – 8.2.9 • Paras 8.2.13 – 8.2.15 • Para 8.3.5 • Para 8.3.8 – 8.3.11 • Para 8.3.13 • Para 8.3.18 • Para 8.3.22 • Paras 8.3.27 – 8.3.33 • Para 8.3.37 • Para 8.3.47 • Paras 8.3.54 – 8.3.61 • Para 8.3.63 • Para 8.3.68 • Para 8.3.70 • Para 8.3.72 • Para 8.4.7 • Para 8.4.17 • Para 8.4.20 – 8.4.21 • Paras 8.4.47 – 8.4.54 • Paras 8.4.55 - 8.4.62 • Paras 8.4.71 – 8.4.74 • Paras 8.4.80 – 8.4.82 • Paras 8.4.83 – 8.4.87 • Para 8.4.90 • Para 8.4.96 • Para 8.4.99 • Table 8.3 • Paras 8.5.2 – 8.5.5 • Table 8.4 • Para 8.6.18 • Paras 8.6.21 – 8.6.23 • Para 8.6.29 • Table 8.5 • Table 8.6 • Para 8.6.41 • Paras 8.6.50 – 8.6.51 • Table 8.7 • Paras 8.7.25 – 8.7.31 • Table 8.8 • Paras 8.9.2 – 8.9.5	• Planning Policy • Updated 2025 Survey Information • Inclusion of Nutrient Neutrality and Potential Effects to the River Dee and Bala Lake SAC in the Assessment • Impacts and Mitigation in Relation to Roosting Bats in Structures
Chapter 9: Archaeology and Heritage	• Para 9.2.3	• Planning Policy

ES Chapter	Paragraph / Figure / Table References	Description of Updates
Chapter 10: Ground Conditions, Minerals and Soils	Paras 10.2.6 – 10.2.12	Planning Policy
Chapter 11: Drainage and Water Quality	- Para 11.1.1 - Paras 11.2.17 – 11.2.26 - Para 11.3.9 - Para 11.4.9 - Paras 11.5.8 – 11.5.18 - Paras 11.6.33 – 11.6.49 - Table 11.7 - Para 11.7.10 - Para 11.7.12 - Table 11.8 - Paras 11.9.2 – 11.9.6	- Planning Policy - DCWW Position Statement on WWTW Capacity and Phosphorous Stripping - Phosphorus Load Calculations - Onsite and Offsite WWTW Options - Reassessment of Effect Significance
Chapter 13: Summary and Conclusions	Table 13.1	- Residual Ecological Effects - Residual Drainage and Flood Risk Effects

ES Appendices	Status	Description of Changes
Appendix 8.1: Ecological Desk Study	Replacement	Updated Record Searches
Appendix 8.2: Phase 1 Survey	Replacement	Updated Phase 1 Survey Undertaken April 2025
Appendix 8.3: Hedgerow Report	Replacement	Updates to Development Description
Appendix 8.5: Badger Survey CONFIDENTIAL	Replacement	Updated Badger Survey Undertaken in April 2025
Appendix 8.6: Bat Survey	Replacement	Updates to Development Description
Appendix 8.7: Breeding Bird Survey	Replacement	Updated Bird Survey Undertaken in April-June 2025
Appendix 8.8: GCN Survey	Replacement	Updated GCN Survey Undertaken in April-May 2025
Appendix 8.9: Bat Survey	New	Bat Survey of Structures Undertaken in May 2025
Appendix 9.1: Historic Environment Baseline Report	Replacement	Planning Policy References
Appendix 11.2: Nutrient Neutrality Assessment	Replacement	Updated Assessment based upon amended development, DCWW position on WWTW requirements and onsite/offsite treatment options

ES Non-Technical Summary	Description of Updates
Section 4: The Proposed Development Section 5: Alternatives Section 6: Planning Policy context Section 8: Ecology Section 11: Drainage and Water Quality	- Planning Policy - Masterplan Options - Ecological Surveys - WWTW and Nutrient Neutrality